

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF 07/24/03 DEPT OF ORIGIN: DEVELOPMENT SERVICES REQ. NO. V A

DATE SUBMITTED: 07/17/03

ORIGINATOR: CHRIS WINEINGER, PLANNER

SUBJECT: CANYON GATE RESERVES PRELIMINARY PLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: COPY OF PLAT

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASSISTANT CITY PLANNER *D.P.S.*

SABINE A. KUENZEL, AICP, CITY PLANNER *S.A.K.*

EXECUTIVE SUMMARY:

Mr. Keith Behrens of R. G. Miller Engineers Inc., on behalf of Mr. Vincent Giamalva of Giamalva Properties, requests the consideration and approval of the Canyon Gate Reserves Preliminary Plat. This plat consists of four reserves for a total of 22.454 acres. This plat falls within both the Extra Territorial Jurisdiction of the City of Sugar Land and the ETJ of the City of Richmond and has never been platted. The property is located at the southwest intersection of Highway 59 and Crabb River Road. This plat falls within the Extra Territorial Jurisdiction of the City of Sugar Land and the City of Richmond. Texas Local Government Code allows the city with the largest population to review and approve the plat without taking the plat through two separate city processes if there is agreement. In this case, the City of Richmond chose to review and approve the Preliminary Plat also, and the Final Plat will be required to have signature blocks for the City of Richmond to sign.

This plat was tabled at the July 8th, 2003 Planning and Zoning Commission meeting with several concerns as follows:

The applicant did not have a representative at the meeting to address questions.

- Applicant has indicated that they will be present at the next meeting.

The boundary lines between the Reserves were unclear to the Commission. Clarification was requested.

- Boundary lines have been clarified and are also highlighted on each commissioners large plat copies.

New Judge on the County Commissioner's Court signature block.

- Judge Hebert has been added.

Alignment of future Grand Parkway was thought to intersect the property but is not shown. Staff was asked to research.

- **Staff consulted the City Engineer and City Planner as to possible alignments and what can be required on the plat. At this time, there is no mechanism to require dedication of any right-of-way on the plat and detailed specifics on the location of the Grand Parkway have not been formally been set. In addition, the proposed intersection with US HWY 59 appears to occur on the acreage.**

Jurisdictional issues are raised with regard to the plat boundary containing two separate ETJ areas (Sugar Land and Richmond). The Commission was concerned with municipal utility district coordination and jurisdictional issues. The Commission asked staff to examine a scenario of Richmond denying the plat or asking the applicant to make changes. Would this trigger the need for P&Z to approve the new changes?

- **All of the plat acreage is located wholly within the boundary of Ft. Bend County MUD No. 116, which will provide for utilities.**
- **Richmond could only make changes on the portion of the plat located within their E.T.J. No changes could be made within Sugar Land's E.T.J. by Richmond before or after approval by Sugar Land's Planning and Zoning Commission. The final document would be approved by County Commissioners Court and then recorded. In addition, since Richmond is also reviewing the Preliminary Plat, the applicant will have a better idea of what each City is requiring with regard to plat criteria, at the Preliminary stage, which should make the Final Plat approval more streamlined.**

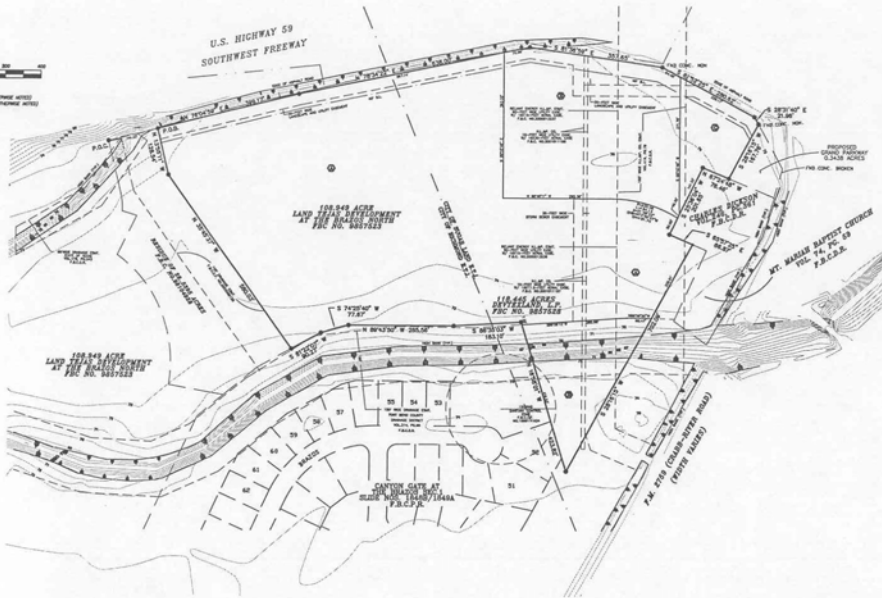
The Development Review Committee has reviewed the Preliminary Plat and finds that it conforms to the Subdivision Regulations, Comprehensive Plan, Water and Wastewater Master Plan, Master Drainage Plan, and Thoroughfare Plan. As with all development within the City of Sugar Land and ETJ, infrastructure construction plans shall be approved prior to construction of any improvements.

RECOMMENDED ACTION

The Planning Division, in conjunction with the findings of the Development Review Committee, recommends approval of Canyon Gate Reserves Preliminary Plat.

Cc: Keith Behrens, R.G. Miller Engineers, Inc.

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JUL 16 2003
RESUBMITTED
CITY OF SUGAR LAND

CANYON GATE RESERVES

A SUBDIVISION OF 22.454 ACRES OF LAND
OUT OF THE JOSEPH KUTNERDAHL LEAGUE
P.O. NO. 1007555

0 LOTS 1 BLOCK 4 RESERVES
DATE APR. 2003 SCALE 1" = 100'

DESIGNED BY
SR GRAND PARKWAY, LTD.
& GROUP 1, INC.

DESIGNED BY
r.g.miller
engineers
4001 N. 130th
Suite 100
Sugar Land, Texas 77479
(281) 481-8000

MILLER
1700 WEST SAN ANTONIO PARKWAY, SUITE 100, SUGAR LAND, TEXAS 77479
PHONE 713-413-1100 FAX 713-413-1101

LEGEND

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